



## King County Department of Assessments

### Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name:** Lake Sammamish and Rose Hill

**Previous Physical Inspection:** 1990 - 1993

#### Sales - Improved Summary:

Number of Sales: 655

Range of Sale Dates: 1/97 – 12/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$126,600	\$131,100	\$257,700	\$297,900	86.5%	17.25%
1999 Value	\$123,500	\$168,600	\$292,100	\$297,900	98.1%	11.95%
Change	-\$3,100	+\$37,500	+\$34,400		+11.5%	-5.30%*
%Change	-2.5%	+28.6%	+13.3%		+13.3%	-30.72%*

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -5.30 and -30.72% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Total Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$139,600	\$135,600	\$275,200
1999 Value	\$135,700	\$175,600	\$311,300
Percent Change	-2.8%	+29.5%	+13.1%

#### Population - Improved Waterfront Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$427,200	\$236,500	\$663,700
1999 Value	\$407,700	\$365,200	\$772,900
Percent Change	-4.6%	+54.4%	+16.4%

#### Population - Improved Non-waterfront Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$94,200	\$119,600	\$213,800
1999 Value	\$92,800	\$145,600	\$238,400
Percent Change	-1.5%	+21.7%	+11.5%

Number of improved Parcels in the Population: 5176

Executive Summary Report - Lake Sammamish and Rose Hill (*continued*)

The population summary on previous page excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

**Conclusion and Recommendation:**

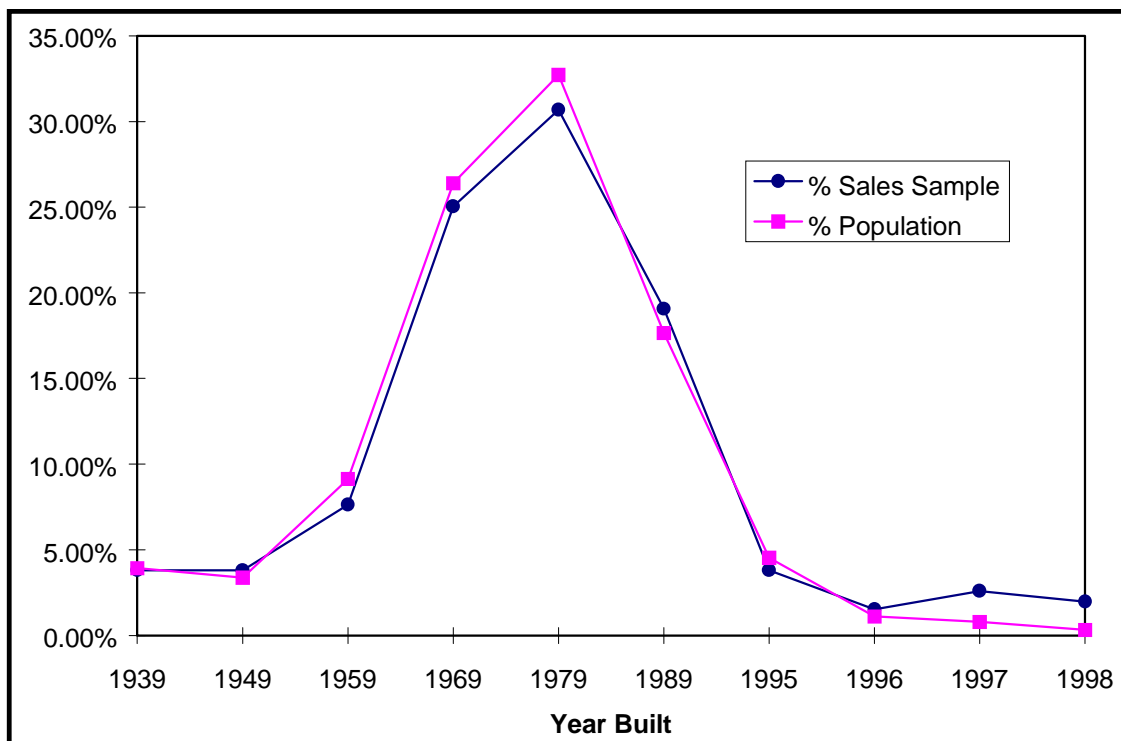
Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

*(more on next page)*

### Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1939	25	3.82%
1949	25	3.82%
1959	50	7.63%
1969	164	25.04%
1979	201	30.69%
1989	125	19.08%
1995	25	3.82%
1996	10	1.53%
1997	17	2.60%
1998	13	1.98%
655		

Population		
Year Built	Frequency	% Population
1939	204	3.94%
1949	175	3.38%
1959	473	9.14%
1969	1366	26.39%
1979	1693	32.71%
1989	914	17.66%
1995	235	4.54%
1996	58	1.12%
1997	41	0.79%
1998	17	0.33%
5176		

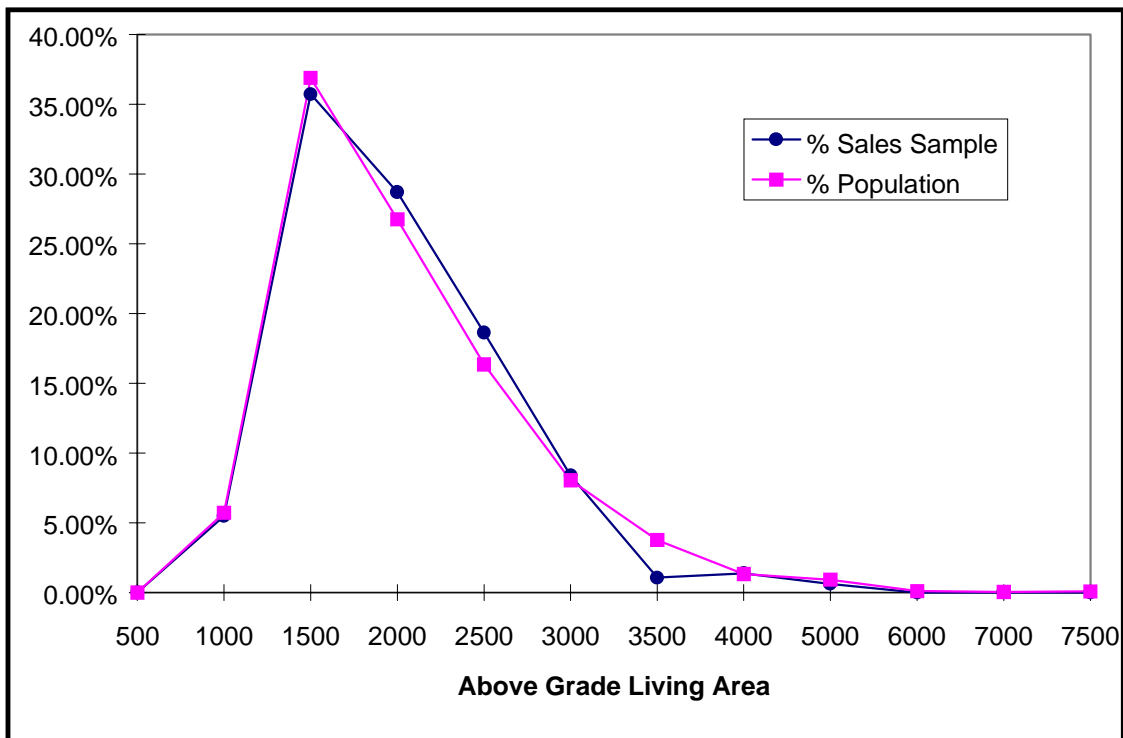


Newer houses (after 1995) are slightly over-represented. This does not materially affect the valuation.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	36	5.50%
1500	234	35.73%
2000	188	28.70%
2500	122	18.63%
3000	55	8.40%
3500	7	1.07%
4000	9	1.37%
5000	4	0.61%
6000	0	0.00%
7000	0	0.00%
7500	0	0.00%
655		

<b>Population</b>		
Above Gr Living	Frequency	% Population
500	0	0.00%
1000	296	5.72%
1500	1909	36.88%
2000	1385	26.76%
2500	846	16.34%
3000	417	8.06%
3500	195	3.77%
4000	69	1.33%
5000	48	0.93%
6000	5	0.10%
7000	2	0.04%
7500	4	0.08%
5176		

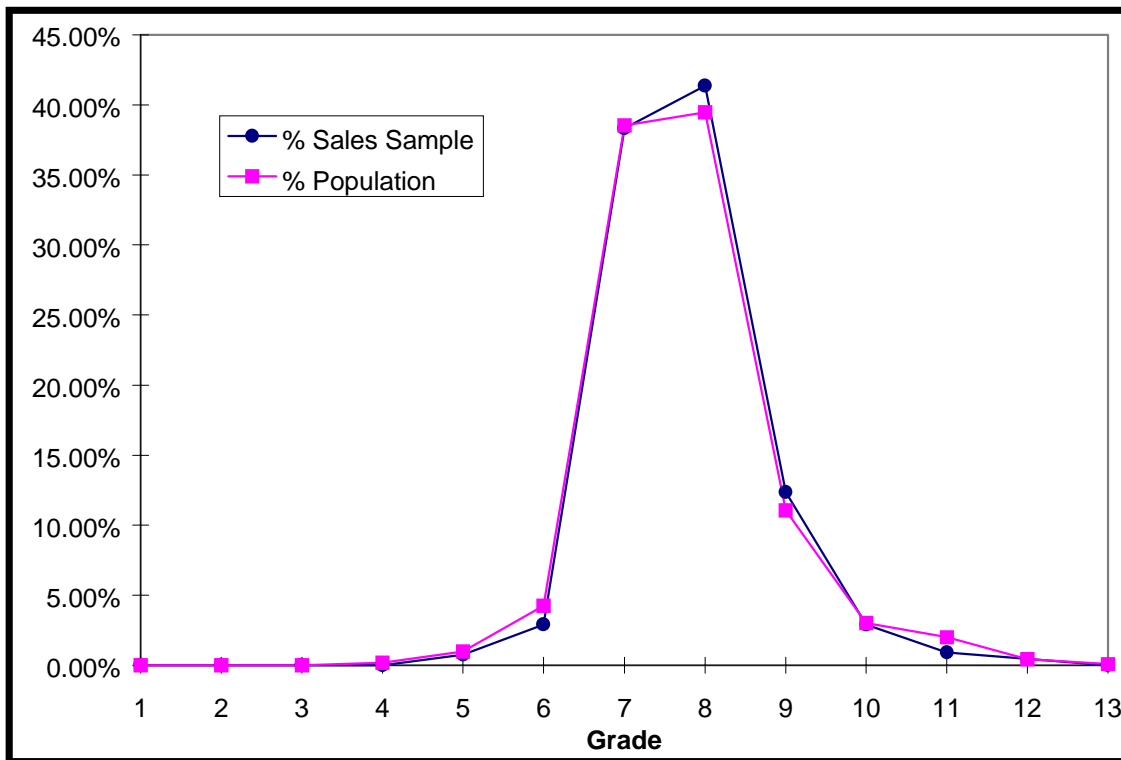


Except for a small group over 3000 square feet, the sales mirror the population fairly well in this category. The valuation was not adversely affected by the under-representation.

### Sales Sample Representation of Population – Grade

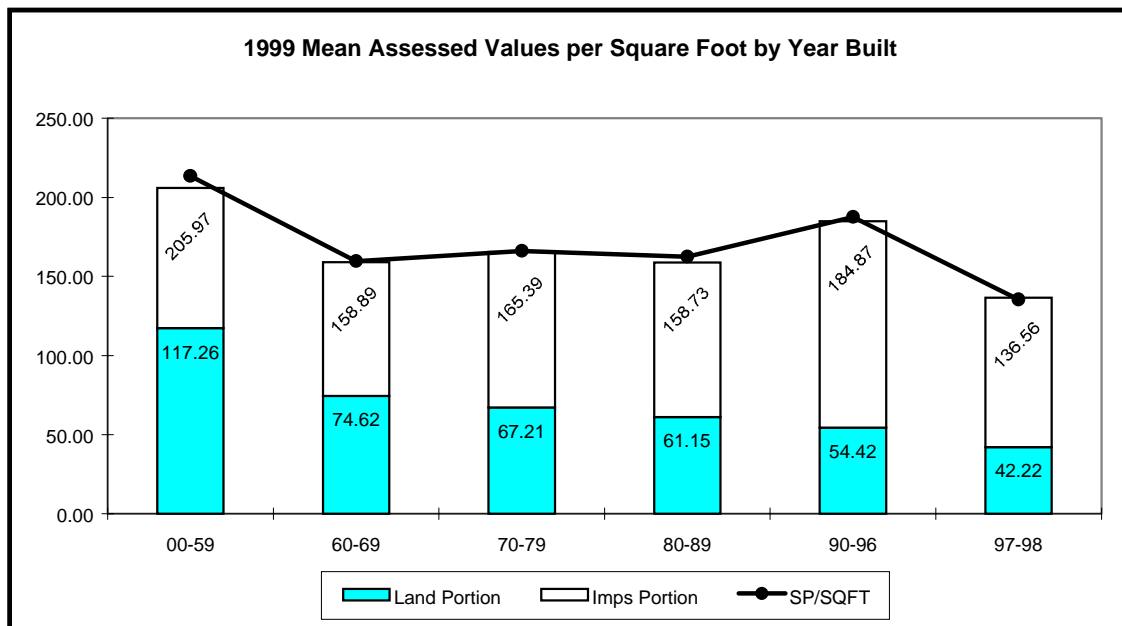
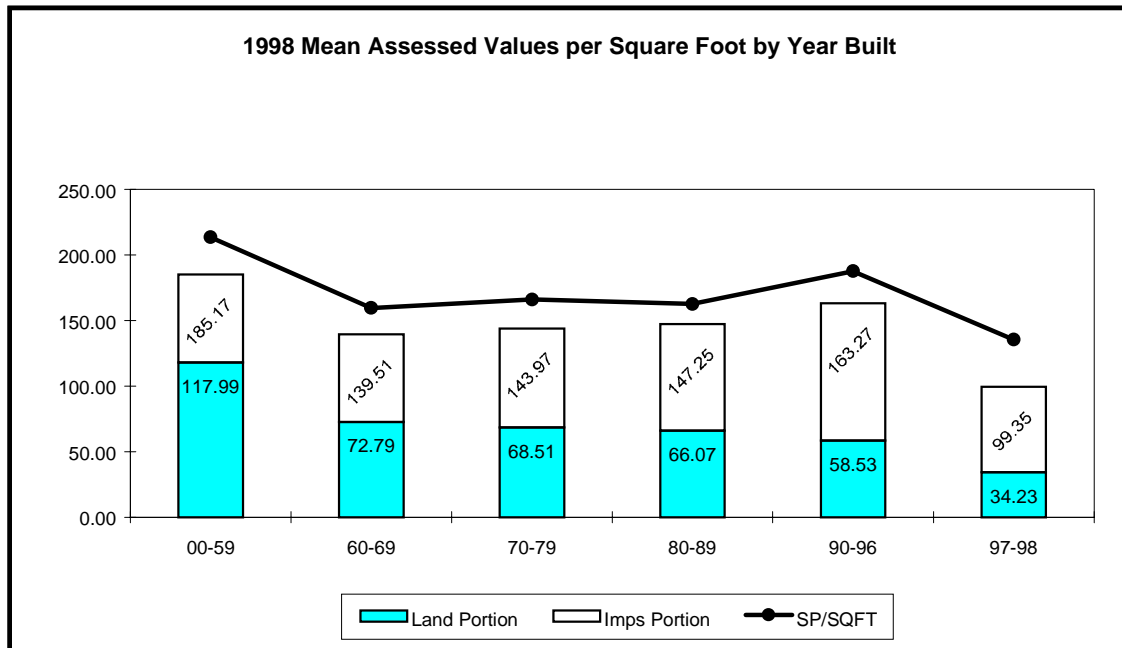
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.76%
6	19	2.90%
7	251	38.32%
8	271	41.37%
9	81	12.37%
10	19	2.90%
11	6	0.92%
12	3	0.46%
13	0	0.00%
		655

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.19%
5	51	0.99%
6	220	4.25%
7	1994	38.52%
8	2043	39.47%
9	572	11.05%
10	156	3.01%
11	104	2.01%
12	22	0.43%
13	4	0.08%
		5176



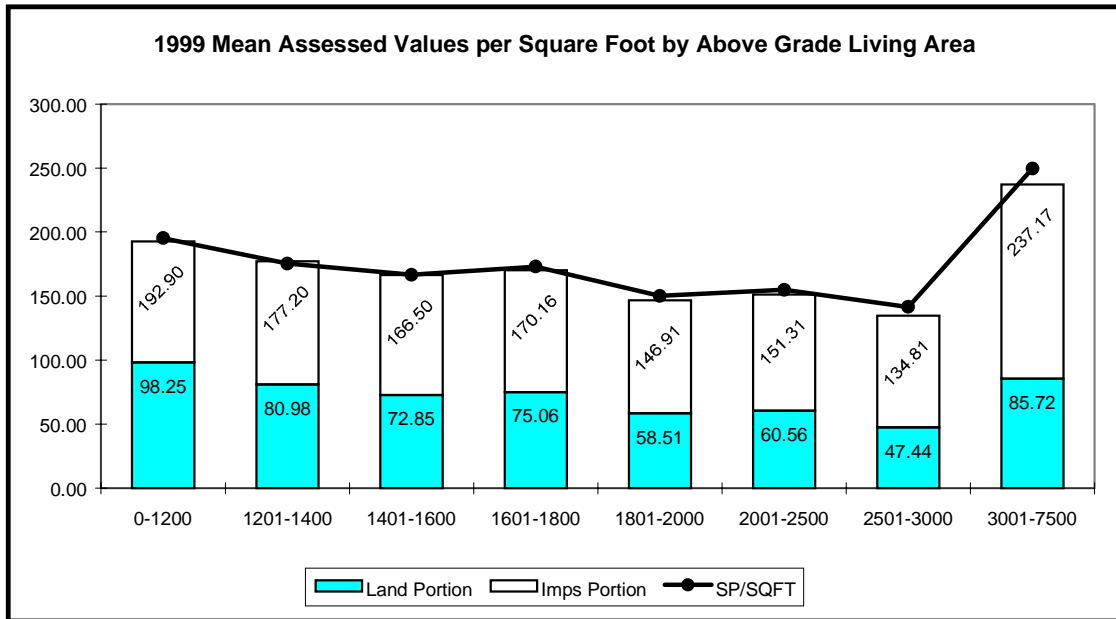
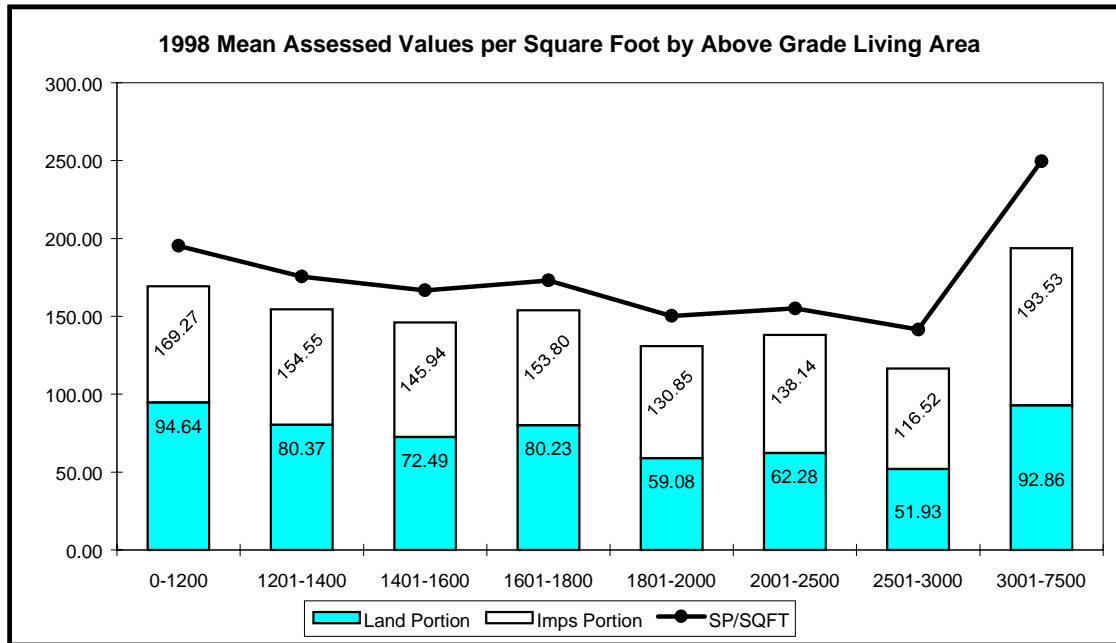
Grade 4's and 13's are not represented. Otherwise, the sales mirror the population fairly well in this category. Grades less than 7 and better than 10 were not valued by the models.

## **Comparison of 1998 and 1999 Per Square Foot Values by Year Built**



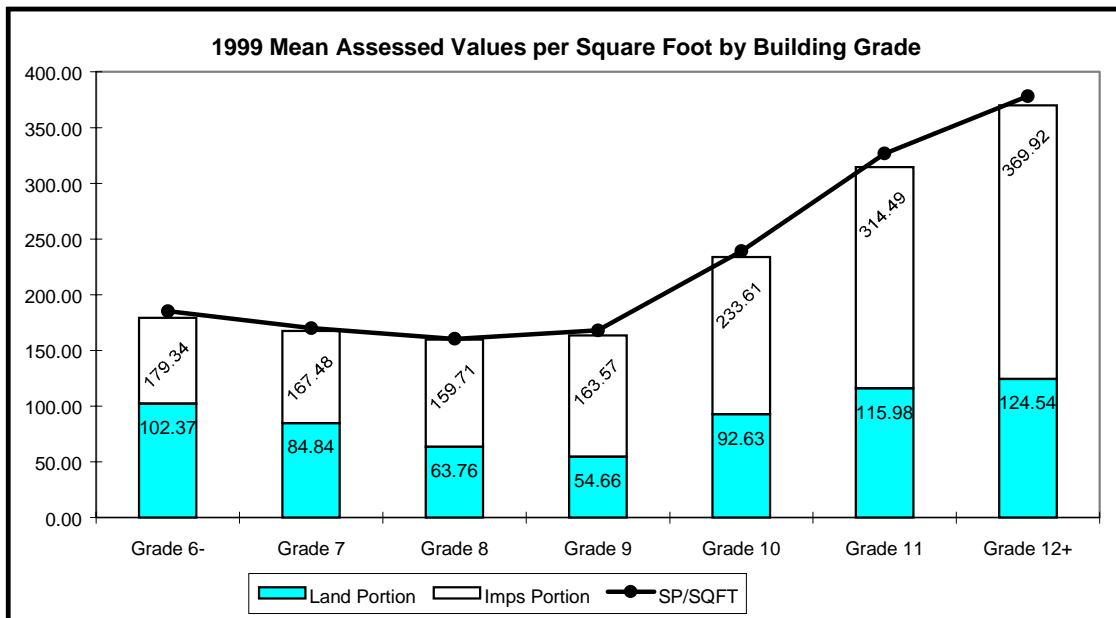
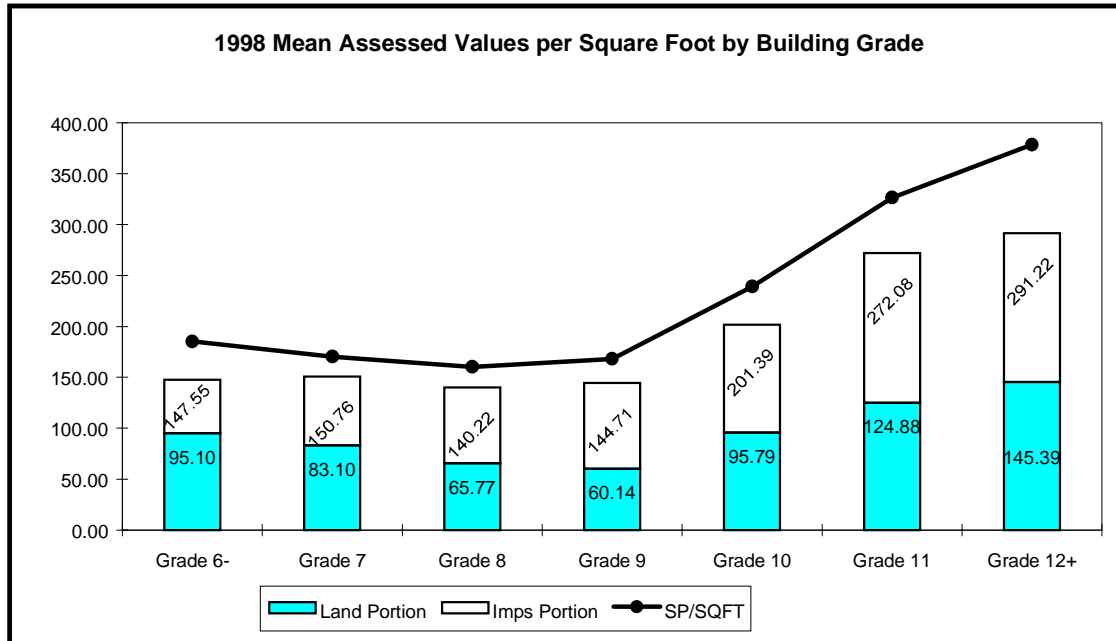
These charts show the significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts clearly show a significant improvement in assessment level & uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts clearly show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. There are only 6 grade 11 and 3 grade 12 sales. The values shown in the improvement portion of the chart represent the total value for land and improvements.